



*- Sign Variance -*  
**City of Canal Winchester**

36 South High Street  
Canal Winchester, Ohio 43110  
Development Department  
Phone (614) 837-7501 Fax (614) 837-0145

**VARIANCE APPLICATION**

rev. 09/24/2013

**PROPERTY OWNER**

Name Meijer  
Address 2350 3 mile Rd Grand Rapids MI 49544  
Daytime Phone (616) 791-3909 Email math.levitt@meijer.com

**APPLICANT**

Name Brexton Construction (Craig Abbott)  
Address 1123 Goodale Blvd, Suite 500 Columbus OH 43212  
Daytime Phone (614) 441 4110 Email craig.abbott@brextonllc.com  
Address of Subject Property Outlot in front of Meijer (Diley Rd)  
Current Zoning P1D Variance Request to Section \_\_\_\_\_

Requested Variance Sign for "Tenant A" on South West, Sign for "Tenant B" on East elevation

Attach a legal description and current survey (within 2 years) of the subject property and all supporting materials as required by Section 1147.02(c) (see attachment). Additional information may be required by the Planning and Zoning Administrator or the Planning and Zoning Commission.

**I certify that the information provided with this application is correct and accurate to the best of my ability.**

Melanie Veleburg (Buyer)  
Property Owner's or Authorize Agent's Signature

10/21/19  
Date

DO NOT WRITE BELOW THIS LINE

Date Received: \_\_\_/\_\_\_/\_\_\_

Fee: \$ \_\_\_\_\_  
Paid ☐

Historic District: \_\_\_ Yes \_\_\_ No  
Preservation District: \_\_\_ Yes \_\_\_ No

Date of Action: \_\_\_/\_\_\_/\_\_\_

Application \_\_\_ No

Expiration Date: \_\_\_/\_\_\_/\_\_\_

Approved: \_\_\_ Yes

\_\_\_ Yes, with conditions

Tracking Number: VA - \_\_\_\_\_

October 11, 2019

Description of 1.384 acres

Situated in the State of Ohio, County of Fairfield, Village of Canal Winchester, and being a part of Section 28 Township 15, Range 20, Congress Lands, and being 1.384 acres out of 24.769 acre tract as described in a deed to Meijer Stores Limited Partnership as recorded in O.R. 1451, Pg.'s 3330-3334, Fairfield County Recorder's Office, said 1.384 acre tract being more particularly described as follows:

Beginning for reference at a found monument box with a 3/4" iron pin with aluminum cap stamped "Trucco Construction ODOT C/L P.S. 7961", said monument box being located in the centerline of Diley Rd at the common corner of Sections 20, 21, 28, & 29;

Thence S 04°33'10" W, 503.61', along the centerline of said Diley Rd., being the common line between said Section 29 & 28, and along a west line of a 0.879 acre tract as conveyed to Board of Fairfield County Commissioners 40-WDV as recorded in O.R. 1324, Pg. 81, to a point:

Thence S 85°26'50" E, 69.86', crossing said Diley Rd and crossing said 0.879 acre tract, to an iron pin set, said iron pin being the True Place of Beginning for the herein described 1.384 acre tract;

Thence crossing said 24.769 acre tract, along a new division line, the following 3 courses and distances:

S 85°23'55"E, 336.68', to an iron pin set;

S 04°36'05"W, 180.00', to an iron pin set;

N 85°23'55"W, 333.00', to an iron pin set in the east line of said Diley Rd., being the east line of said 0.879 acre tract;

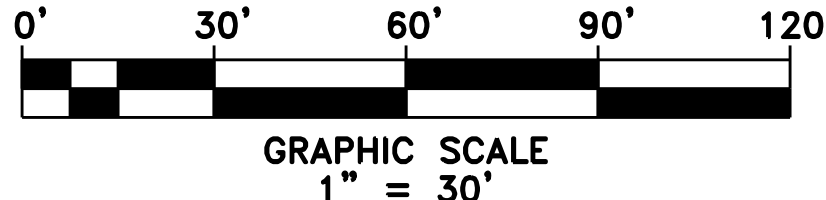
Thence N 03°25'47"E, 180.04', along the east line of said Diley Rd., being the east line of said 0.879 acre tract, to the True Place of Beginning, having an area of 60271 Square Feet, or 1.384 Acres, more or less, subject to all legal easements and right of ways of record.

Bearings are based on the centerline of said Diley Rd, as being S 04°33'10" W, based on GPS observations using the State of Ohio Department of Transportation VRS System, the State Plane Coordinate System, Ohio South Zone, North American Datum, of 1983, also known as NAD83 (2011 Adjustment). All iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Fairfield County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill, P.S. 7811, in October 2019.

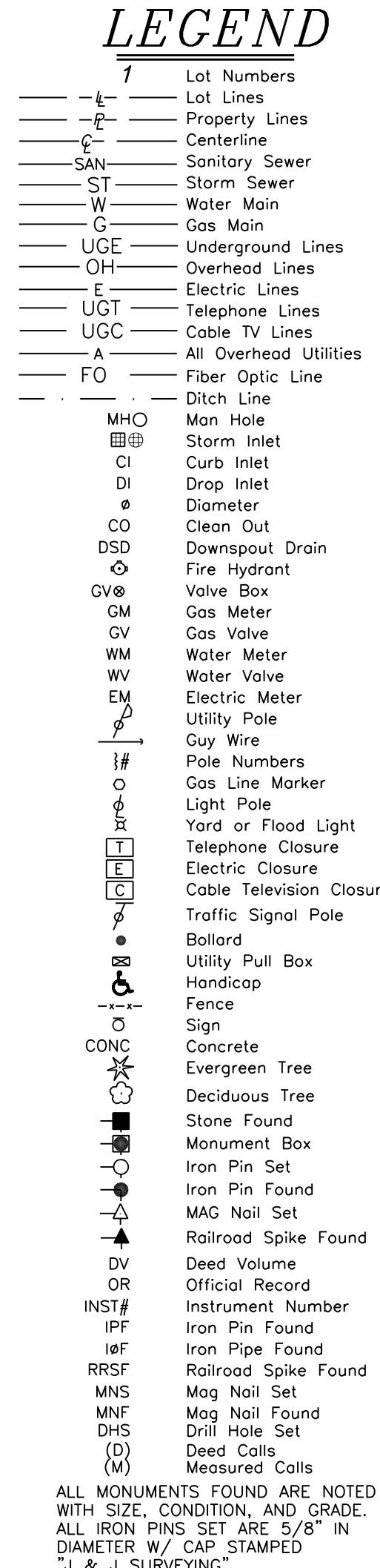
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John W. Wetherill   P.S. 7811   Date

TOPOGRAPHIC SURVEY OF A  
PART OF OUTLOT 4 MEIJER  
DR., CANAL WINCHESTER, OHIO



SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, VILLAGE OF CANAL WINCHESTER, BEING A PART OF SECTION 28 TOWNSHIP 15, RANGE 20, CONGRESS LANDS, AND BEING A PART OF 24.769 ACRE TRACT AS CONVEYED TO MEIJER STORES LIMITED PARTNERSHIP AS RECORDED IN OFFICIAL RECORD BOOK 1451, PAGE 330-334, FAIRFIELD COUNTY RECORDER'S OFFICE.



**NOTES:**  
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF DILEY ROAD AS BEING S 43° 33'10" W. BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANS COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT).

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR AN OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

FLOOD ZONE

THE PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ELEVATIONS

ELEVATIONS ARE BASED ON GPS OBSERVATION USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM=NAVD 88 DATUM.

SITE BENCHMARK #1CHISLED "X" ON SOUTH RIM OF SANITARY SEWER MAN HOLE LOCATED IN THE CENTERLINE OF THE ACCESS DRIVE ALONG THE EAST LINE OF THE SUBJECT TRACT, AS SHOWN ON SURVEY. ELEV=790.80

TREE LEGEND	
CAT	CATAWPA
CDR	CEDAR
COT	COTTONWOOD
CRAB	CRABAPPLE
HACK	HACKBERRY
HCK	HICKORY
LOC	LOCUST
MPL	MAPLE
MUL	MULBERRY
ORN	ORNAMENTAL
POP	POPLAR
SPR	SPRUCE
WAL	WALNUT
WC	WILD CHERRY
WIL	WILLOW

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 10/09/2019, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

JOHN W. WETHERILL	REG. SURV. 7811	DATE
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SCALE	$1^{\circ} = 30'$
DATE	10/10/19
DATA	JMM
COND	JMM
ANAL	JMM

TOPOGRAPHIC SURVEY OF A  
PART OF OUTLOT 4 MEIJER  
DR., CANAL WINCHESTER, OHIO

J. & J. SURVEYING SERVICES, INC.  
7509 EAST MAIN ST. SUITE 104  
REYNOLDSBURG, OHIO 43068  
PH# (614) 866-9158  
JOHN7811@AMERITEL.NET  
JOHN.WETHERILL@JJSURVEYINGOHIO.COM  
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JOB NUMBER  
19-070

# Sign Variance

The Applicant has reviewed all applicable development text and design standards. Our intent is to conform to the development standards, however we have identified the following variance that we will need to request.

1. Requesting variance to have tenant signage for Tenant A on the South and West entry elevations and a sign for Tenant B on the East entry elevation.
  - a. That special circumstances or conditions exist which are not applicable to other lands or structures in the same zoning district
    - i. ***The Meijer Outparcel text did not consider multi-tenant buildings being constructed. This is a two tenant building with frontage on Diley Road as well as the Meijer Service Road. The entrance is located at the service road. Both tenants required signage above their entrance doors as well as the anchor tenant requiring building signage facing Diley.***
  - b. That a literal interpretation of the provisions of this zoning code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the provisions of this zoning code.
    - i. ***The unique site planning for a two tenant building requires three building signs for the 2 frontage roads.***
  - c. That the special conditions and circumstances do not result from the actions of the applicant
    - i. ***They do not. Meijer outparcel text was developed prior to our purchasing the property***
  - d. That the granting of the variance will not confer on the applicant any undue privilege that is denied by this zoning code to other lands or structures in the same zoning district.
    - i. ***This condition could impact any other outparcel similarly and does not provide any undue privilege to our project.***
  - e. That the granting of the variance will in no other manner adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare.
    - i. ***No this will not adversely affect public health, safety, convenience, comfort, prosperity, and general welfare***
  - f. That the granting of the variance is not solely based upon the showing that the property could be put to better economic use than presently permitted by zoning regulations
    - i. ***Granting of the variance is not an economic impact request, rather we are requesting relief from text in the Meijer outparcel text that has not considered multi-tenant buildings.***
  - g. That the granting of the variance will not permit a use that is otherwise not permitted within the respective zoning district
    - i. ***Our use is permitted and not affected by this variance request***

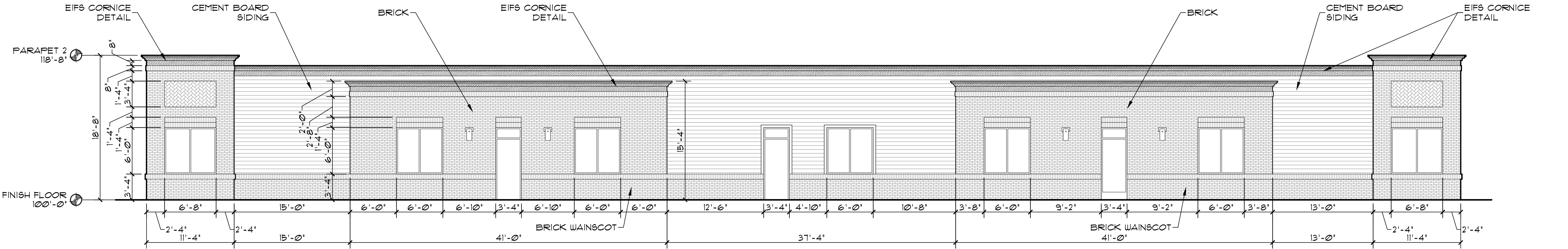
**Neighbors list:**

Meijer Inc, 8300 Meijer Drive, Canal Winchester, Ohio 43110

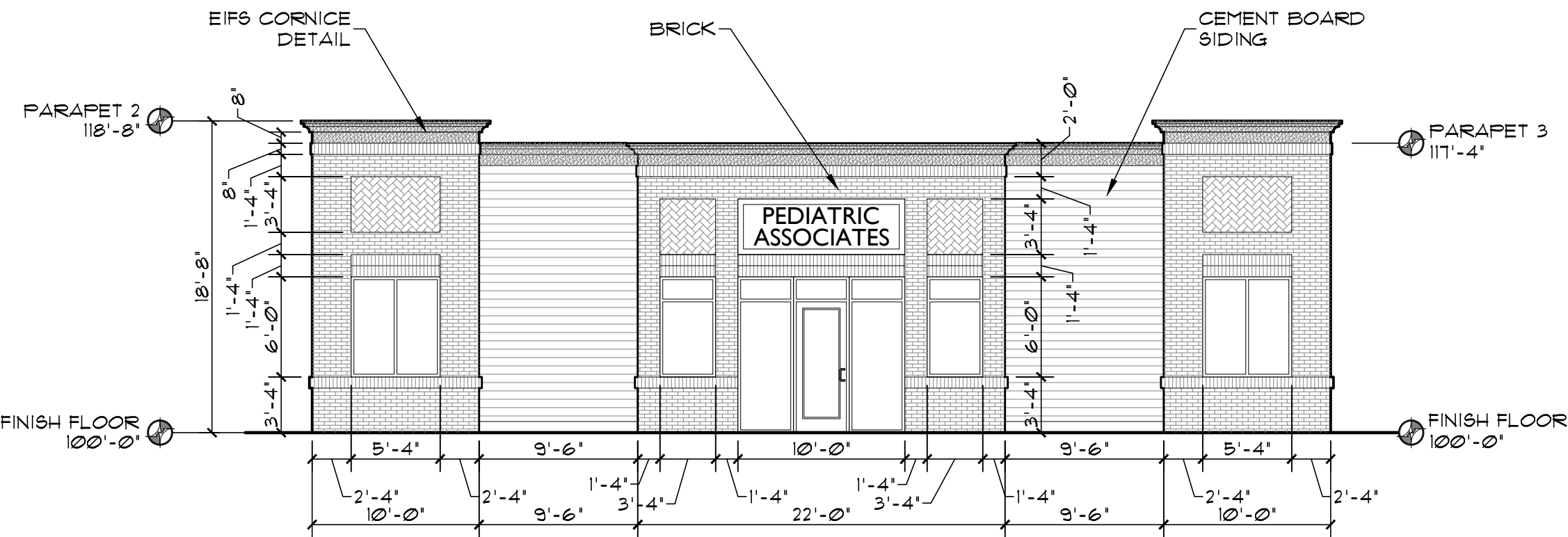
Canal Winchester Close to Home, 7910 Diley Rd, Canal Winchester, Ohio 43110



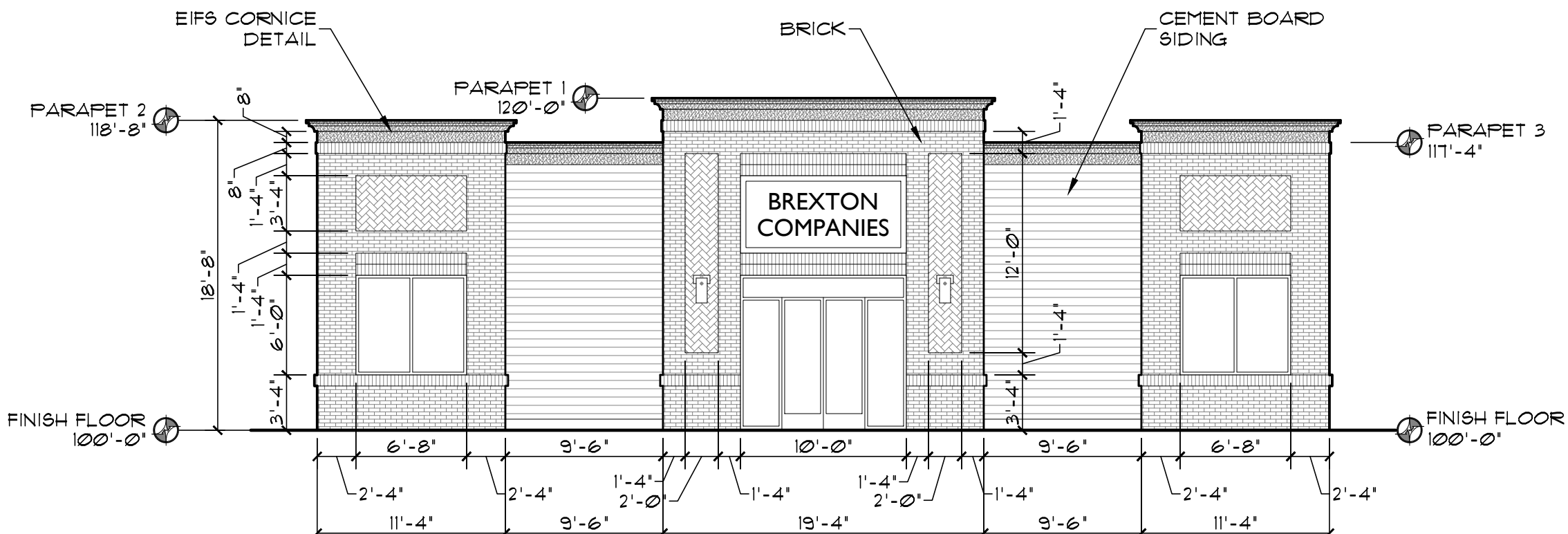
Z:\Production\Clients\Developers\Brexton\Pediatrics Office Building\CAD\Sheets\A Sheets - Exterior Elevations.dwg, 10/21/2019 11:44:57 AM



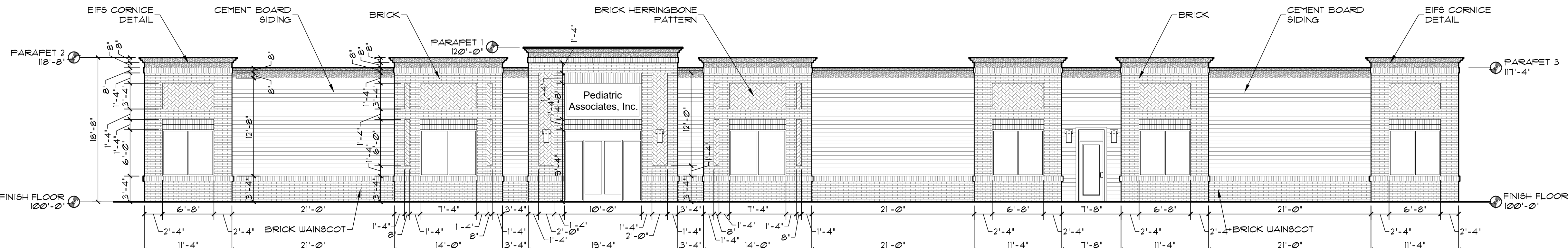
D EXTERIOR ELEVATION - REAR  
SCALE: 1/8" = 1'-0"



C EXTERIOR ELEVATION - DILEY ROAD SIDE  
SCALE: 1/8" = 1'-0"



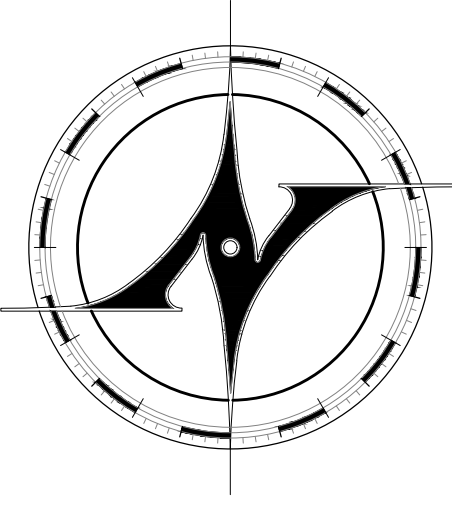
B EXTERIOR ELEVATION - MEIJER SIDE  
SCALE: 1/8" = 1'-0"



A EXTERIOR ELEVATION - FRONT  
SCALE: 1/8" = 1'-0"

ELEVATION DATA

ELEVATION:	TOTAL ELEVATION AREA:	MASONRY AREA / PERCENTAGE	GLASS AREA / PERCENTAGE
FRONT ELEVATION:	3,096 SF	1,065 SF / 60.2 %	372 SF / 21.4 % (BETWEEN 2' AND 10')
REAR ELEVATION:	2,911 SF	1,109 SF / 60.1 %	260 SF / 19.1 % (BETWEEN 2' AND 10')
DILEY ROAD SIDE ELEVATION:	1,084 SF	699 SF / 64.5 %	197 SF / 40.4 % (BETWEEN 2' AND 10')
MEIJER SIDE ELEVATION:	1,140 SF	754 SF / 66.1 %	173 SF / 35.5 % (BETWEEN 2' AND 10')



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4740 REED ROAD, SUITE 201  
UPPER ARLINGTON, OHIO 43220  
INFO@NEW-AVENUE.NET

614 . 884 . 8888

CLIENT REVIEW SET

10/17/2019

Winchester Office Park  
Mixed-Use Building

6355 Winchester Blvd.  
Canal Winchester, Ohio 43110

DEVELOPER/BUILDER:

Brexton, LLC  
1123 Goodale Blvd.  
Columbus, Ohio 43212

Project No: 19-0152

NOT FOR  
CONSTRUCTION

EXTERIOR  
ELEVATIONS

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WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

A6.1



# Diley Road Elevation

## Exterior Elevation

## Reverse-Channel, Halo Illuminated Letters & Logo Cloud on Fabricated Panel

REVERSE CHANNEL ALUMINUM LETTERS AND LOGO CLOUD, APPROX 4" DEEP MOUNTED TO 2" DEEP FABRICATED PANEL WITH 1/4" x 1-1/2" BOLTS AND 1" STAND-OFF SPACERS TO ALLOW LIGHT TO EMIT FROM BACK OF ELEMENTS.

PANEL IS MOUNTED TO EXTERIOR WALL WITH CONCEALED MOUNTING BRACKETS AND (8) 1/4" x 4" TOGGLE BOLT FASTENERS, 4 ACROSS EACH TOP & BOTTOM ANGLE BRACKET, EVENLY SPACED.

HIGH OUTPUT LIGHT EMITTING DIODES (LED) CLUSTERS ARE HOUSED INSIDE EACH LETTER & EMIT LIGHT AROUND PERIMETER OF LETTERS CREATING SOFT, HALO GLOW.

CLEAR PROTECTIVE POLYCARBONATE ON BACKS OF EACH SHAPE.

REMOTE ELECTRIC & POWER UNITS. **UL LISTED #E153594**

LED'S ARE POWERED BY 120 AC FEED BROUGHT TO SIGHT BY OTHERS.

### COLORS: VERIFY

FABRICATED PANEL - WHITE, MAP #42202SP

LETTER FACES & RETURNS - BLUE, PMS #2383

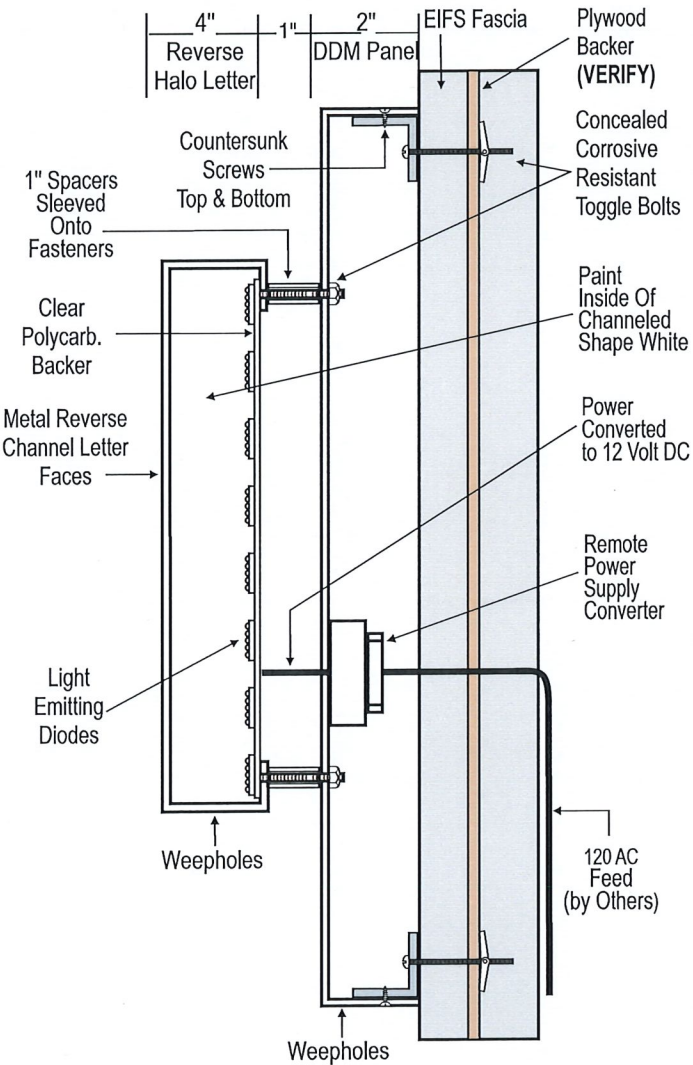
BOY LOGO ELEMENT - BLUE, PMS #2383 AND LIGHT BLUE, PMS #658

HEARTS & GIRL LOGO ELEMENT - PINK, PMS #2031

LOGO CLOUD RETURNS - BLUE, PMS #2383



Sign Area not to Exceed 60sqft



VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

PAGE 1 - OPTION 1

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CLIENT APPROVAL	DATE
_____	_____



PROJECT NAME	PEDIATRIC ASSOCIATES
LOCATION	6355 WINCHESTER BLVD.
CITY	CANAL WINCHESTER
STATE	OHIO

REVISION	_____
	_____

SALES	BMS
DESIGN	RAF
SIZE	14

DATE	10-21-19
SCALE	Noted
PROJECT#	196



# South Elevation

## Exterior Elevation - - Reverse-Channel, Halo Illuminated Letters & Logo Cloud on Fabricated Panel

REVERSE CHANNEL ALUMINUM LETTERS AND LOGO CLOUD, APPROX 4" DEEP MOUNTED TO 2" DEEP FABRICATED PANEL WITH 1/4" x 1-1/2" BOLTS AND 1" STAND-OFF SPACERS TO ALLOW LIGHT TO EMIT FROM BACK OF ELEMENTS.

PANEL IS MOUNTED TO EXTERIOR WALL WITH CONCEALED MOUNTING BRACKETS AND (8) 1/4" x 4" TOGGLE BOLT FASTENERS, 4 ACROSS EACH TOP & BOTTOM ANGLE BRACKET, EVENLY SPACED.

HIGH OUTPUT LIGHT EMITTING DIODES (LED) CLUSTERS ARE HOUSED INSIDE EACH LETTER & EMIT LIGHT AROUND PERIMETER OF LETTERS CREATING SOFT, HALO GLOW.

CLEAR PROTECTIVE POLYCARBONATE ON BACKS OF EACH SHAPE.

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### COLORS: VERIFY

FABRICATED PANEL - WHITE, MAP #42202SP

LETTER FACES & RETURNS - BLUE, PMS #2383

BOY LOGO ELEMENT - BLUE, PMS #2383 AND LIGHT BLUE, PMS #658

HEARTS & GIRL LOGO ELEMENT - PINK, PMS #2031

LOGO CLOUD RETURNS - BLUE, PMS #2383

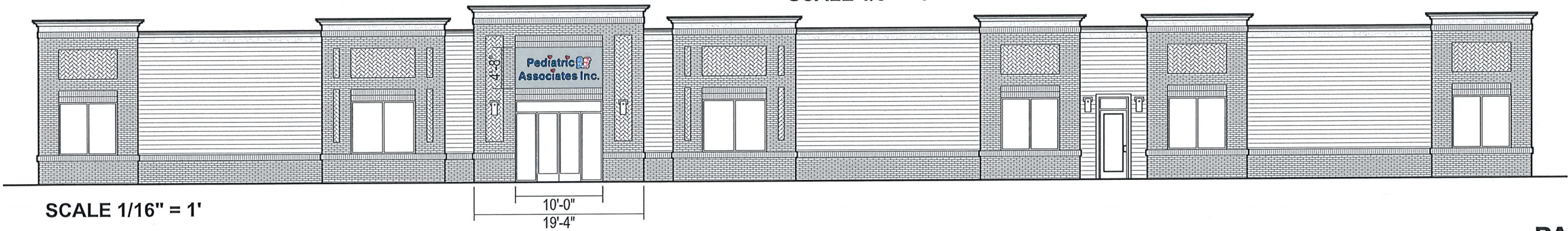
HALO ILLUMINATION - SOFT WHITE



Sign Area not to Exceed 100sqft



SCALE 1/8" = 1'



SCALE 1/16" = 1'

VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

PAGE 2 - OPTION 1

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CLIENT APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

☒ PRODUCTION  
ART REQUIRED  
Colors on Printed Documents  
May Vary

PROJECT NAME PEDIATRIC ASSOCIATES  
LOCATION 6355 WINCHESTER BLVD.  
CITY CANAL WINCHESTER STATE OHIO

REVISION \_\_\_\_\_

SALES BMS  
DESIGN RAF  
SIZE 14

DATE 10-21-19  
SCALE Noted  
PROJECT# 196